

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Lot 13 Opportunity Drive, Cook Road Office and Industrial Park, Fort Wayne, Indiana 46825 (RCR Realty an Indiana General Partnership).

WHEREAS, Petitioner has duly filed its petition dated May 4th, 1990, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Part of the East half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit: Beginning on the North line of said Southwest Quarter at a point situated 200.0 feet, South 89 degrees 42 minutes 23 seconds East (deed bearing and is used as the basis for the bearings in this description) from the Northwest corner of the East Half of said North line, a distance of 200.0 feet; thence North 00 degrees 10 minutes 01 seconds East and parallel to the West line of said East half, a distance of 396.79 feet; thence South 89 degrees and 49 minutes 59 seconds West, a distance of 200.0 feet; thence North 00 degrees 10 minutes 01 seconds West and parallel to said West line, a distance of 398.39 feet to the point of beginning, containing 1.825 acres of land, subject to all easements of record.

said property more commonly known as Lot 13 Opportunity Drive, Fort Wayne, Indiana 46825.

WHEREAS, said project will create seven additional permanent jobs for a total additional annual payroll of \$210,000.00, with the average new annual job salary being \$29,000.00; and

WHEREAS, the total estimated project cost is \$370,000.00; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

1 SECTION 4. That the estimate of the number of
2 individuals that will be employed or whose employment will be
3 retained and the estimate of the annual salaries of those
4 individuals and the estimate of the value of the redevelopment
5 or rehabilitation and the estimate of the value of the new
6 manufacturing equipment, all contained in Petitioner's Statement
7 of Benefits, are reasonable and are benefits that can be
8 reasonably expected to result from the proposed described
9 redevelopment or rehabilitation and from the installation of the
10 new manufacturing equipment.

11 SECTION 5. The current year approximate tax rates for
12 taxing units within the City would be:

13 (a) If the proposed development does not occur, the
14 approximate current year tax rates for this site
15 would be \$8.8601/\$100.

16 (b) If the proposed development does occur and no
17 deduction is granted, the approximate current year
18 tax rate for the site would be \$8.8601/\$100 (the
19 change would be negligible).

20 (c) If the proposed development occurs, and a deduction
21 percentage of fifty percent (50%) is assumed, the
22 approximate current year tax rate for the site
23 would be \$8.8601/\$100 (the change would be
24 negligible).

25 SECTION 6. That this Resolution shall be subject to
26 being confirmed, modified and confirmed or rescinded after public
27 hearing and receipt by Common Council of the above described
28 recommendations and resolution, if applicable.

29 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
30 determined that the deduction from the assessed value of the real
31 property shall be for a period of 10 years.

32 SECTION 8. The benefits described in the Petitioner's
statement of benefits can be reasonably expected to result from
the project and are sufficient to justify the applicable
deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Janet G. Bradley
Councilmember

APPROVED AS TO FORM
AND LEGALITY

J. Timothy McCauley
J. Timothy McCauley, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Edmonds, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>7</u>	_____	_____	<u>2</u>
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	_____	_____	_____	<u>✓</u>
TALARICO	_____	_____	_____	<u>✓</u>

DATED: 5-22-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. R-34-90
on the 22nd day of May, 1990,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of May, 1990, at the hour of 11:00 o'clock 7 M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of May, 1990, at the hour of 4:30 o'clock 9 P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27187 (7-87) - A FORM FOR THE STATE BOARD OF TAX COMMISSIONERS

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body CITY OF FORT WAYNE	County ALLEN
Name of Taxpayer RCR REALTY	INDIANA GENERAL PARTNERSHIP
BY: GERALD D. CALENGOR, PARTNER	
Address of Taxpayer (Street, city, county) 10835 Oak Tree Road, FORT WAYNE, INDIANA	
ZIP Code 46845	

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above LOT #13, OPPORTUNITY DRIVE, COOK ROAD OFFICE & INDUSTRIAL PARK/WASHINGTON (87	Taxing District 46825
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: NEW BUILDING (\$370,000.00) PRE-ENGINEERED STEEL BUILDING APPROXIMATELY 8,000 sq ft. OF WAREHOUSING AND OFFICE WITH 50% OR MORE BEING WAREHOUSE.	
(Attach additional sheets if needed)	Estimated Starting Date July 1, 1990
	Estimate Completion Date Feb/March 1991

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
12	\$360,000.00	12	\$360,000.00	7	\$210,000.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	--0--	--0--		
Plus estimated values of proposed project	\$370,000.	\$123,300.		
Less: Values of any property being replaced	--0--	--0--		
Net estimated values upon completion of project	\$370,000.	\$123,300.		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative GERALD D. CALENGOR	GERALD D. CALENGOR
Title PARTNER	Date of Signature MAY 3, 1990	Telephone Number 745-4933



STATEMENT OF BENEFITS

State Form 27167 (7-87) Form 5B-1 is prescribed by the State Board of Tax Commissioners (1987)
Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

STATE BOARD OF TAX COMMISSIONERS

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BY: GERALD D. CALENGOR, PARTNER	
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Less: Values of any property being replaced	--0--	--0--		
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I hereby certify that the representations on this statement are true.	
Signatures of Authorized Representative GERALD D. CALENGOR	
Title PARTNER	Telephone Number 745-4933

Date of Signature
MAY 3, 1990



MEMORANDUM

TO: City Council Members

FROM: Rod McPherson, Business Development Specialist *fmc*

DATE: May 15, 1990

RE: Tax Abatement Application by RCR Realty

Background:

RCR Realty is a recently formed Indiana General Partnership composed of Don Roman, Jim Ruedebuschand, and Gerald D. Calengor. The principals are all employees of the Trane Company. According to Gerald Calengor, the Trane Company's current location is not large enough to serve their expanding needs. As a result the construction of a new facility is most needed. The Department of Economic Development's records indicate that the Trane Company and RCR Realty have never received tax abatement or EDC Bonds.

Review of Alternatives:

Approval of this project will assist with the continued development of the Cook Road office and Industrial Park. The project will also be creating 7 new jobs with an average annual salary of \$29,000.00 dollars.

Recommendation:

The staff of the Department of Economic Development recommends that RCR Realty be granted tax abatement for 10 years on improvements to real estate.

jkb

"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: RCR Realty & Indiana General Partnership
 Site Location: Lot 13 Opportunity Drive, Cook Road Office & Industrial Park
Fort Wayne, Indiana 46825
 Councilmanic District: 3rd Existing Zoning: M-2
 Nature of Business: Warehousing of heating and air conditioning equipment and
parts for distribution.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	_____	<u>X</u>
Urban Enterprise Zone	_____	<u>X</u>
Redevelopment Area	_____	<u>X</u>
Platted Industrial Park	<u>X</u>	_____
Flood Plain	_____	_____

Description of Project:

The project will consist of the construction of a pre-engineered steel building with approximately 8,000 square feet of warehousing and office space with 50% or more being warehousing space.

Type of Tax Abatement: Real Property x Manufacturing Equipment
Estimated Project Cost: \$ 370,000.00 Permanent Jobs Created: 7

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 10 year(s).

real property improvements

COMMENTS:

Staff Rod McPherson
Date 5-15-90

Director _____

Date _____

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS



APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

X Real Estate Improvements
 _____ Personal Property (New Manufacturing Equipment)
 _____ Both Real Estate Improvements & Personal Property

MAY 04 1990
ECONOMIC DEVELOPMENT

 A. GENERAL INFORMATION

Applicant's Name: RCR REALTY (INDIANA GENERAL PARTNERSHIP)
BY: GERALD D. CALENGOR, PARTNER

Address of Applicant's Principal Place of Business:

1415 E. WALLACE STREET
FORT WAYNE, INDIANA 46803

Phone Number of Applicant: (219) 745-4933

Street Address of Property Seeking Designation:

LOT #13, OPPORTUNITY DRIVE, COOK ROAD OFFICE &
INDUSTRIAL PARK, SECTION II
FORT WAYNE, INDIANA 46825

S.I.C. Code of Principal User of Property: 5074

B. PROJECT SUMMARY INFORMATION

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne?	<u>X</u>	_____
Is the project site within the flood plain?	_____	<u>X</u>
Is the project site within the rivergreenway area?	_____	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	_____
Is the project site within a platted industrial park?	<u>X</u>	_____
Is the project site within the designated downtown area?	_____	<u>X</u>
Is the project site within the Urban Enterprise Zone?	_____	<u>X</u>
Will the project have ready access to City Water and Sewer?	<u>X</u>	_____

If not, will this project require public improvements? X

- sewer lines
- water lines
- road improvements

Does your company plan to request State or local assistance to finance these public improvements? X

Is any adverse environmental impact anticipated by reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? I-2P M-2

What zoning classification does the project require? I-2P M-2

What is the nature of the business to be conducted at the project site?

Primarily warehousing with supporting office space

Heating & Air Conditioning - Equipment and Parts Sales Distribution

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? n/a

Current assessed value of Real Estate:

Land Unknown -New Assessment

Improvements --0--

Total

What was the amount of Total Property Taxes owed during the immediate past year? New Industrial Park for year 19 .

Give a brief description of the proposed improvements to be made to the real estate.

Pre-Engineered Steel Building approximately 8,000 sq. ft. of
warehousing and office with 50% or more being warehouse.

Cost of improvements: \$ 370,000.00

Development time frame: July 1, 1990 to February 28, 1991

When will physical aspects of improvements begin? July, 1990

When is completion expected? February or March, 1991

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 370,000.00
2. One-third (1/3) of Projected Costs \$ 123,300.00
3. Tax Rate in project township 1989 Rate payable 6.9968 (Gross)
(1990 Rate pay 1991-Not Available) 1990 \$ 5.881 (Net)
4. Anticipated First Year Tax Savings With
Abatement (Line 3 multiplied by Line 2
divided by 100) \$ 7,253.00

5. Explain how your company plans to use these tax savings.

To apply these savings to payment of new employees and their
training.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: _____

What was the amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed?

What is the anticipated first year tax savings attributable to new manufacturing equipment?

1. Projected Cost of New Manufacturing Equipment \$
2. One-third (1/3) of Projected Cost \$
3. Less: the assessed value of equipment being replaced \$
4. Net value of new manufacturing equipment (Line 2 minus Line 3) \$
5. Tax Rate in project township \$
6. Anticipated First Year Tax Savings With Abatement (Line 5 multiplied by Line 4 divided by 100) \$

Explain how your company plans to use these tax savings.

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? _____

How many permanent jobs will be created as a result of this project? 7

Anticipated time frame for reaching employment level stated above.

3 years

Current annual payroll: \$ 360,000.00

New additional annual payroll: \$ 210,000.00

What is the nature of the jobs to be created?

Marketing Position; Assistant Parts Sales; Parts & Equipment Billing;
(4) Technician Support for Equipment & Parts Sales

Please provide the annual salary range for the jobs being created.

Minimum 18,000.00 Median 29,000.00 Maximum 40,000.00

Please check if these newly-created jobs provide any of the listed benefits.

<u>x</u>	Pension Plan (401K)
<u>x</u>	Tuition Reimbursement
<u>x</u>	Major Medical Plan
<u>x</u>	Life Insurance
<u>x</u>	Disability Insurance

List any benefits not mentioned above.

Profit Sharing

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Urban League
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities of Fort Wayne - South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> x </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> x </u>	Indiana Purdue University at Fort Wayne
<u> x </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THIS IS A PLATTED INDUSTRIAL PARK

In what Township is the project site located? Washington FWPTC

In what Taxing District is the project site located? 87

G. CONTACT PERSON

Name and address of contact person for further information if required:

Gerald D. Calengor, 10835 Oak Tree Road, Fort Wayne, In. 46845

Phone number of contact person: (219) 745-4933

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

GERALD D. CALENGOR

Signature of Applicant
GERALD D. CALENGOR, PARTNER

5-3-90

Date

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zk tazian
ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/424-3234 FAX

CIVIL ENGINEERING SURVEYING
LAND PLANNING

"LOT 13" COOK RD OFFICE & INDUSTRIAL PARK

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

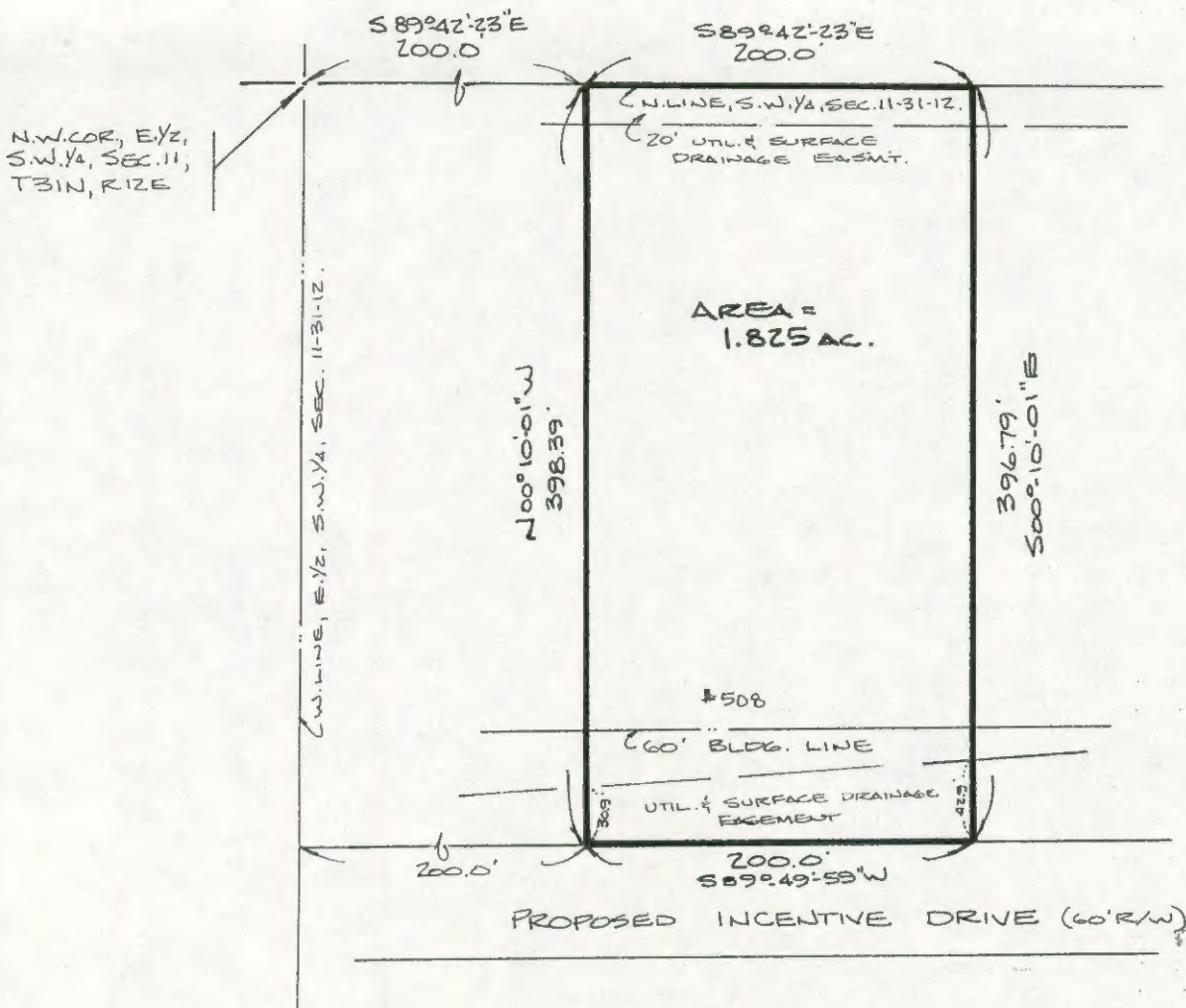
DESCRIPTION OF REAL ESTATE

Part of the East Half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning on the North line of said Southwest Quarter at a point situated 200.0 feet, South 89 degrees 42 minutes 23 seconds East (deed bearing and is used as the basis for the bearings in this description) from the Northwest corner of the East Half of said Southwest Quarter; thence South 89 degrees 42 minutes 23 seconds East, on and along said North line, a distance of 200.0 feet; thence South 00 degrees 10 minutes 01 seconds East and parallel to the West line of said East Half, a distance of 396.79 feet; thence South 89 degrees 49 minutes 59 seconds West, a distance of 200.0 feet; thence North 00 degrees 10 minutes 01 seconds West and parallel to said West line, a distance of 398.39 feet to the point of beginning, containing 1.825 acres of land, subject to all easements of record.

This property is in Zone C according to Flood Insurance Rate Map 180003 0015 B, effective April 3, 1985.

NOTE: The above described tract is the same real estate as Lot #13 in Cook Road Office and Industrial Park, Section II which has not yet been released for recordation.



I hereby certify on the 10 day of May, 19 90 that the above survey is correct.

Surveyed for: Shambaugh/Trane Co.

Survey No.:

John C. Sauer



DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Economic Development

Q-90-05-08

SYNOPSIS OF ORDINANCE An application by RCR Realty an Indiana General Partnership for
a Declaratory Resolution with respect to real estate improvements. The project will
consist of the construction of a pre-engineered steel building with approximately
8,000 square feet of warehousing and office space with 50% or more being warehouse space.

EFFECT OF PASSAGE will assist with the continued development of the Cook Road
office and industrial park and the creation of 7 jobs.

EFFECT OF NON-PASSAGE Opposite of above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-90-05-08

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as Lot 13 Opportunity Drive, Cook Road Office and
Industrial Park, Fort Wayne, Indiana 46825 (RCR Realty an Indiana
General Partnership)

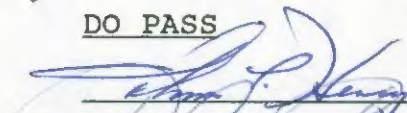

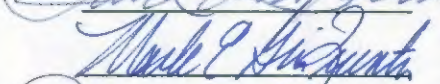
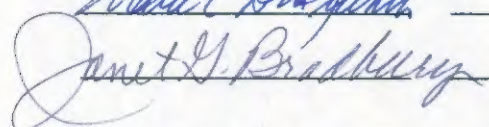
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 5-22-90.

Sandra E. Kennedy
City Clerk